

Draft of 6/18/15

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Regular Meeting  
Wednesday, June 3, 2015  
6:00PM Public Hearings  
7:00PM Regular Meeting

The regular meeting of the Chadds Ford Township Board of Supervisors was called to order on Wednesday, June 3, 2015 at 7:00PM. Three public hearings preceded the meeting beginning at 6:00PM. Chairman Frank Murphy, Vice Chairman George Thorpe and Supervisor Samantha Reiner were present. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer and Mr. Matt DiFilippo, Assistant to the Manager were also present. A total of 24 people from the public were present at the meeting.

Public Hearing: Ordinance 132, Chapter 135 Zoning Amendment, PBC-1 to Permit Townhouses by Conditional Use and Map Amendment for Parcel on Brandywine Drive from PBC – PBC-1

A public hearing was continued regarding the adoption of Ordinance 132, Chapter 135 Zoning Amendment, PBC-1, to Permit Townhouses by Conditional Use and Map Amendment for Parcel on Brandywine Drive from PBC to PBC-1. A court reporter was present and official transcripts are available.

Supervisor Reiner's motion to close the hearing was seconded by Vice Chairman Thorpe and passed unanimously.

Public Hearing: Ordinance 135, Chapter 110-52 SALDO Amendment  
Environmental Impact Assessment

A public hearing was continued regarding the adoption of Ordinance 135, Chapter 110-52 SALDO Amendment, Environmental Impact Assessment. A court reporter was present and official transcripts are available.

Supervisor Reiner's motion to close the hearing seconded by Vice Chairman Thorpe and passed unanimously.

Public Hearing: Ordinance 137, Chapter 19 Manager Amendment

A public hearing was continued regarding the adoption of Ordinance 137, amending Chapter 19, Manager. A court reporter was present and official transcripts are available.

Supervisor Reiner's motion to close the public hearing was seconded by Vice Chairman Thorpe and passed unanimously.

### Announcements

Chairman Murphy announced that the Township will honor Bill Delany at its July 1<sup>st</sup> legislative meeting and encouraged everyone to attend.

### Approval of Minutes

Supervisor Reiner's motion to approve the April 29<sup>th</sup> Workshop minutes was seconded by Vice Chairman Thorpe and passed unanimously.

Supervisor Reiner's motion to approve the May 6<sup>th</sup> Legislative minutes was seconded by Vice Chairman Thorpe and passed unanimously.

### Supervisors' Report

Vice Chairman Thorpe advised the public about an email phishing scam as advised by the PA State Police. Chairman Murphy announced that the UCFSD finished up for the year and for residents to be aware that the school year is over. He also thanked voters for turning out on Election Day as well as the volunteers who served to ensure voting went smoothly. Supervisor Reiner announced that the Township is looking for Interns to help organize property records. She also announced the Township's need for a steep slopes ordinance and a historic preservation ordinance. She continued stating that a draft of a historic preservation ordinance will be in front of the Strategic Advisory Committee for review and that a steep slopes ordinance will be in front of the Planning Commission for review. Noelle Barbone, Bellefair Lane resident and HARB Committee Member expressed interest in a historic preservation ordinance being passed to protect monuments and historic structures in the Township not encompassed in one of the two Township's historic districts.

### Manager's Report

Manager Serock submitted a written report and announced the following: committee vacancies on the Planning Commission, HARB and the Sewer Authority; Open Space's progress with the Marcellus Shale Grant for the Walkable Chadds Ford Village Master Plan; Planning Commission's June 10<sup>th</sup> agenda; a recent SALDO application received by Mongiovi Orthodontics; a sketch plan received for the Powell site at Baltimore and Wilmington Pikes; SAC's June agenda to discuss Comprehensive Plan, drainage study and property maintenance codes; a ZHB application received from Premier Orthopaedics at 1204 Baltimore Pike; and, the Zoning Task Force's work on residential zoning.

### Treasurer's Report

Assistant DiFilippo presented the treasurer's report. A written report and hardcopies of the Township's financial status for the month of May were provided by Manager Serock.

Supervisor Reiner's motion to approve general fund expenditures in the amount of \$242,184.57 was seconded by Vice Chairman Thorpe and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of a landscaping escrow in the amount of \$15,015.54 to the owner of 1516 Wilmington Pike was seconded by Supervisor Reiner and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of an SEO escrow in the amount of \$950.00 to the owner of 1516 Wilmington Pike was seconded by Supervisor Reiner and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of a lot line escrow in the amount of \$850.00 to the previous owner of 1244/1250 Baltimore Pike was seconded by Supervisor Reiner and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of an SEO escrow in the amount of \$500.00 to the contractor who conducted the work at 160 Heyburn Road was seconded by Supervisor Reiner and passed unanimously.

#### Engineer's Report

Engineer Malloy submitted a written report. He announced the following: road repairs to take place along Bullock Road by the contractor; reviews of the culvert issue on Heyburn Road; reviews of bridges to be placed along the Harvey Run Trail; six septic sanitary inspections; ordinance reviews; Woodland Drive reviews; ongoing inspections at the Brandywine Mills site; grading permits; and, inspections at the Audi site.

#### Old Business: Authorization to Advertise Ordinance 134, B-Business District Text Amendment to Allow Assisted Living Facilities

Solicitor Donaghue briefly reviewed the most current draft of the ordinance and changes and submissions to the Delaware County Planning Commission it has gone through.

Supervisor Reiner's motion to authorize the advertisement of Ordinance 134 was seconded by Vice Chairman Thorpe and passed unanimously.

#### Old Business: Ordinance 132, Chapter 135 Zoning Amendment, PBC-1 to permit Townhouses by Conditional Use and Map Amendment for a Parcel on Brandywine Drive from PBC to PBC-1

Solicitor Donaghue introduced the topic and confirmed that the public hearing for this particular ordinance was just closed prior to the start of this meeting. Chairman Murphy requested a motion. Supervisor Reiner expressed concern about sufficient inconsistencies with information submitted as exhibits during the public hearing, and will not approve the amendment nor make a motion for the amendment. Vice Chairman Thorpe expressed confusion about what information

was lacking and stated that it's only fair to the applicant and that ultimately there will be a conditional use hearing to hopefully end any confusion.

Chairman Murphy's motion to approve Ordinance 132 as advertised was seconded by Supervisor Reiner. Vice Chairman Thorpe commented that he wasn't sure if he had all of the answers and confirmed that they are only considering a text amendment that may or may not allow townhouses in the PBC-1 – Planned Business Center -1 District and that everything else is extra. Vice Chairman Thorpe abstained from the vote and Chairman Murphy and Supervisor Reiner voted no. Motion fails.

Old Business: Ordinance 135, Chapter 110-52, SALDO Amendment, Environmental Impact Assessment

Supervisor Reiner's motion to adopt Ordinance 135 was seconded by Vice Chairman Thorpe and passed unanimously.

Old Business: Ordinance 137, Amending Chapter 19, Manager

Supervisor Reiner's motion to adopt Ordinance 137 was seconded by Vice Chairman Thorpe and passed unanimously.

New Business: Resolution 2015 – 15, Brandywine Valley Scenic Byway Corridor Management Plan

Supervisor Reiner's motion to adopt Resolution 2015 – 15, Brandywine Valley Scenic Byway Corridor Management Plan, was seconded by Vice Chairman Thorpe and passed unanimously.

New Business: Resolution 2015 – 16, Walkable Chadds Ford Master Plan

Supervisor Reiner's motion to approve Resolution 2015 – 16 was seconded by Vice Chairman Thorpe and passed unanimously.

New Business: HARB Certificate of Appropriateness, 1763 Creek Road (Cuno Museum) Roof Replacement

Supervisor Reiner's motion to approve HARB's recommended Certificate of Appropriateness for roof replacement at the Cuno Museum, 1763 Creek Road, was seconded by Vice Chairman Thorpe and passed unanimously.

New Business: ZHB Application, June 17<sup>th</sup>, PSSR West, 1204 Baltimore Pike Sign Variance and Portico Variance

Manager Serock reported on the ZHB application received by Premier Orthopaedics at 1204 Baltimore Pike and confirmed with the Board that no representation from the Township would be necessary.

New Business: Appointment to the Planning Commission

Supervisor Reiner's motion to appoint Valerie Hoxter to the Township's Planning Commission

to fill the unexpired term of Mike Ashmore was seconded by Vice Chairman Thorpe and passed unanimously.

#### Committee Reports

Supervisor Reiner reported on the Zoning Task Force's progress concerning completing residential zoning changes. She added that the group is close to presenting. Manager Serock noted that she spoke with Zoning Task Force Chairman Bob Reardon and he stated he would notify her when they were ready to present.

#### Public Comment

Debbie Reardon, Tally Ho Drive, Open Space Chair, announced that equipment had been stolen off of a landscaping work vehicle in her development and cautioned residents to be wary of thieves.

Noelle Barbone, Bellefair Lane, and Valerie Hoxter, Painters Crossing, expressed gratefulness to the Board of Supervisors for listening to the residents regarding a no vote for the passage of Ordinance 132.

#### Adjournment

Supervisor Reiner's motion to adjourn the meeting at 7:45PM was seconded by Vice Chairman Thorpe and passed unanimously.

Respectfully submitted,

Matt DiFilippo, Assistant to the Manager